



**BNP PARIBAS  
REAL ESTATE**

Real Estate for a changing world

## **To Let (May Sell) Self Contained Quality Office Building**



**2 Park Court, 40 Park Cross Street, Leeds LS1 2QH**

**3,084 sq ft (286 sq m)**

## LOCATION

2 Park Court is situated in the heart of the professional core yet having a quiet backwater position close to Park Square.

The location offers excellent amenities with Starbucks, Philpots, Tesco Express and Pizza Express all within a 2 minute walk.

Leeds Train Station is a 5 minute walk and by road the inner loop is just 200 metres away so excellent links to the motoring networks are within a few minutes drive.

## DESCRIPTION

2 Park Court has just undergone a major refurbishment and now benefits from the following features:

- Open plan office accommodation
- Buzzer entry
- Window grills to ground floor
- New surface mounted fluorescent lighting
- New central heating system
- Kitchenette facilities on ground and second floors
- 2 designated car parking spaces
- Newly decorated and carpeted throughout
- New alarm and fire system

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal basis and offers the following areas:

Ground	85.28 sq m	917 sq ft
First	79.78 sq m	858 sq ft
Second	80.56 sq m	867 sq ft
Third	41.09 sq m	442 sq ft
<b>Total</b>	<b>286.71 sq m</b>	<b>3,084 sq ft</b>

## PARKING

The office benefits from 2 designated parking spaces immediately adjacent the building in a courtyard location.

## RATING

We are verbally informed by Leeds Rating Department that the Business Rates for 2 Park Court, Leeds are £43,000 per annum therefore using the 2012/2013 UBR of £0.458, the Rates Payable will be £19,694 per annum. Interested parties should confirm this figure with Leeds Business Rates Department.

## TERMS

The property is available freehold or leasehold. Please speak to the agent for more details. Alternatively the property could be available to let on a floor by floor basis.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agents, BNP Paribas Real Estate, Capitol House, Russell Street, Leeds LS1 5SP

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